

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JOHNNY C. FERGUSON AND SPOUSE, LETTIE FERGUSON delivered that one certain Texas Home Equity Security Instrument dated AUGUST 21, 2006, which is recorded in INSTRUMENT NO. 393625 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$74,000.00 payable to the order of WELLS FARGO BANK, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Texas Home Equity Security Instrument, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Texas Home Equity Security Instrument, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Texas Home Equity Security Instrument; and

WHEREAS, ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Texas Home Equity Security Instrument in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, OCTOBER 6, 2020, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT 14, BLOCK 19, NEWARK BEACH ESTATES, BEING A SUBDIVISION TO THE CITY OF NEWARK, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 329, PLAT RECORDS, WISE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT SOUTHEAST PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of SN SERVICING CORPORATION, the Mortgagee or Mortgage Servicer, is 323 FIFTH ST, EUREKA, CA 95501. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: SEPTEMBER 14, 2020.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN
OR DONNA STOCKMAN OR BRENDA WIGGS OR
DENISE BOERNER OR GUY WIGGS OR TIM LEWIS
OR MICHELLE SCHWARTZ OR KATHY ARRINGTON


FILE NO.: SNS-1048
PROPERTY: 175 COUNTY ROAD 4873
NEWARK, TX 76071

JOHNNY C. FERGUSON

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1283

POSTED
AT 9:50 o'clock U M

SEP 14 2020

SHERRY DEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Vicky Gaona

FILED

12:22 PM

September 4, 2020

BRENDA ROWE

DISTRICT CLERK-WISE COUNTY, TX
BY *Roseanna Biggins* DEPUTY

Cause No. CV20-07-539

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT
CONCERNING	§	
175 COUNTY RD 4873	§	272 nd JUDICIAL DISTRICT
NEWARK, TX 76071	§	
UNDER TEX. R. CIV. PROC. 736	§	WISE COUNTY, TEXAS
	§	
PETITIONER:	§	
ELIZON MASTER PARTICIPATION	§	
TRUST I, U.S. BANK TRUST NATIONAL	§	
ASSOCIATION, AS OWNER TRUSTEE	§	
RESPONDENT:	§	
JOHNNY C. FERGUSON,	§	
LETTIE FERGUSON	§	
OCCUPANT	§	

EXPEDITED ORDER UNDER RULE 736

1. On this day, the Court considered Petitioner's motion for a default order granting its Application for an expedited order under Rule 736. Petitioner's Application complies with the requirements of Tex. R. Civ. Pro 736.1.

2. The name and last known address of each Respondent subject to this order is:

JOHNNY C. FERGUSON
175 COUNTY RD 4873
NEWARK, TX 76071

JOHNNY C. FERGUSON
P.O. 1244
NEWARK, TX 76071

LETTIE FERGUSON
175 COUNTY RD 4873
NEWARK, TX 76071

LETTIE FERGUSON
P.O. 1244
NEWARK, TX 76071

OCCUPANT
175 COUNTY RD 4873
NEWARK, TX 76071

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on filed with the Court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 175 COUNTY RD 4873, NEWARK, TX 76071 with the following legal description:

BEING LOT 14, BLOCK 19, NEWARK BEACH ESTATES, BEING A SUBDIVISION TO THE CITY OF NEWARK, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 329, PLAT RECORDS, WISE COUNTY, TEXAS.

4. The lien to be foreclosed is recorded at INSTRUMENT NO. 393625, PAGE(S) 662-675 in the real property records of County, Texas.

5. The material facts establishing Respondents' default are alleged in Petitioner's Application and the supporting Affidavit. Those facts are adopted by the Court and incorporated by reference in this order.

6. Based on the Affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501 *et seq.*

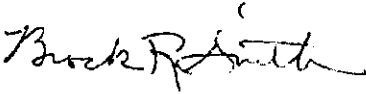
7. Therefore, the Court grants Petitioner's motion for a default order under Tex. R. Civ. Pro. 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the home equity lien sought to be foreclose.

8. This order is not subject to a motion for rehearing, a new trial a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Tex. R. Civ. Pro 736.11.

9. A conformed copy of this order must be attached to the trustee or substitute trustee's foreclosure deed.

IT IS SO ORDERED.


Signed: 9/4/2020



JUDGE PRESIDING

APPROVED:

MICHAEL J. SCHROEDER, P.C.


/s/ Michael J. Schroeder

Michael J. Schroeder

State Bar No. 17817380

Email: mike@lawmjs.com

3610 North Josey Lane, Suite 206

Carrollton, TX 75007

Telephone: (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEYS FOR PETITIONER

POSTED

AT 2:22 o'clock P M

SEP 01 2020

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

STATE OF TEXAS §
 §
COUNTY OF WISE §

KNOW ALL MEN BY THESE PRESENTS:

Sarah Enochs

WHEREAS, by that one certain Deed of Trust dated August 24, 2009, and recorded as Instrument No. 2009-46113, Real Property Records, Wise County, Texas (the "Deed of Trust"), Craig Moss and Leanna Moss (collectively, "Grantor") conveyed to Greg Reasoner, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of a Real Estate Lien Note dated August 24, 2009, in the original principal amount of \$350,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Greg Reasoner, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light were appointed as Substitute Trustee in the place and stead of the said Greg Reasoner, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of October, 2020, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for

such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. **Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.**


ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 1st day of September, 2020.

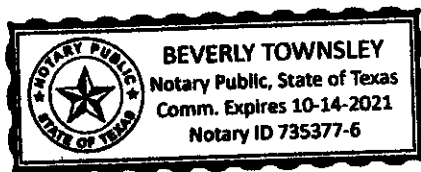
SUBSTITUTE TRUSTEE:




Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 1st day of September, 2020, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

First State Bank
c/o Leslie Woodson
201 S. Weatherford, St.
Chico, TX 76431
(940) 644-8012

**NAME, ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Ethel A. Steele
Justin S. Light
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT A

Property (including any improvements):

Surface estate only

to the following described property:

Being 1.761 acres of land, more or less, in the WILLIAM HERSEE SURVEY, Abstract No. 410, City of Chico, Wise County, Texas, being all of those certain tracts of land as described in deed to Larry L. Mader and wife, Trudy L. Mader, recorded in Volume 345, page 663, Deed Records, Wise County, Texas, and in deed to Larry Mader, recorded in Volume 89, page 864, Real Records, Wise County, Texas; said 1.761 acres of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron stake found in a fence in the west right of way line of State Highway No. 101 for the southeast corner of the tract described herein, same being the southeast corner of a called 0.85-acre tract of land as described in deed to Larry L. Mader and wife, Trudy L. Mader, recorded in Volume 345, page 663, Deed Records, Wise County, Texas, and the northeast corner of a 2.32 acre tract of land described in deed to Quality Oil Field Services, Inc. (herein referred to as QOFS), recorded in Volume 697, page 235, Real Records, Wise County, Texas said stake being further located in the southeast corner of a called 20.91-acre tract as deeded to Calvin Buckner, recorded in Volume 345, page 289, Deed Records, Wise County, Texas;

THENCE with a fence and the north line of said 2.32-acre QOFS tract, same being the south line of said 0.85-acre Mader tract and the south line of the tract described herein, North $89^{\circ} 33' 01''$ West 164.46 feet to an iron stake found for the southwest corner of said 0.85-acre Mader tract, same being the southeast corner of a called 0.91-acre tract of land as described in deed to Larry Mader, recorded in Volume 89, page 864, Real Records, Wise County, Texas;

THENCE continuing with a fence and the north line of said 2.32-acre QOFS tract, same being the south line of said 0.91-acre Mader tract and the south line of the tract described herein, North $89^{\circ} 24' 09''$ West, passing the northwest corner of said 2.32-acre tract, same being the northeast corner of a called 4.99-acre tract of land described as Tract 1 in deed to Quality Oil Field Services, Inc., recorded in Volume 1023, page 147, Official Records, Wise County, Texas, and continuing with the north line of said 4.99-acre QOFS tract, same being the south line of said 0.91-acre Mader tract and the south line of the tract described herein, a total distance of 197.51 feet to an iron stake found in the corner of fence for the southwest corner of said 0.91-acre tract, same being the southwest corner of the tract described herein, and an inner corner of said 4.99-acre QOFS tract;

THENCE with a fence and an east line of said 4.99-acre QOFS tract, same being the west line of said 0.91-acre Mader tract and the west line of the tract described herein, North $03^{\circ} 38' 09''$ East 208.12 feet to a post found in the corner of a fence for the northwest corner of said 0.91-acre Mader tract, same being a northwest corner of the tract described herein, and the northeast corner of said 4.99-acre QOFS tract; said post being further located in the south line of a tract of land as described in deed to Paul G. Liebel and wife, Sharon G. Liebel, recorded in Volume 170, page 207, Real Records, Wise County, Texas;

THENCE with a fence and the south line of said Liebel tract, same being the north line of said 0.91-acre Mader tract and a north line of the tract described herein, North $89^{\circ} 38' 05''$ East 180.62 feet to a post found in the corner of a fence for the southeast corner of said Liebel tract, same being the northeast corner of said 0.91-acre Mader tract, and an inner corner of the tract described herein; said post being further located in the west line of said 0.85-acre Mader tract;

THENCE with a fence and the east line of said Liebel tract, same being the west line of said 0.85-acre Mader tract and an inner west line of the tract described herein, North $01^{\circ} 00' 00''$ West 15.25 feet to an iron stake found for the northwest corner of said 0.85-acre Mader tract, same being the northernmost northwest corner of the tract described herein, and the southwest corner of a tract of land as described in deed to C. D. Blanks and wife, Viva J. Blanks, recorded in Volume 345, page 773, Deed Records, Wise County, Texas;

THENCE with the south line of said Blanks tract, same being the north line of said 0.85 acre tract and a north line of the tract described herein, South $89^{\circ} 22' 12''$ East 164.48 feet to an iron stake found in the west right of way line of State Highway No. 101 for the northeast corner of said 0.85-acre tract same being the northeast corner of the tract described herein and the southeast corner of said Blanks tract;

THENCE with the west right of way line of State Highway No. 101, same being the east line of said 0.85-acre Mader tract and the east line of the tract described herein, South 225.68 feet to the POINT OF BEGINNING, containing 1.761 acres of land, more or less.

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 10/06/2020

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Wise County, Texas at the following location: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 513 TROXELL BLVD, RHOME, TX 76078

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/20/2006 and recorded 03/22/2006 in Book OR 1662 Page 236 Document 384667, real property records of Wise County, Texas, with **SEILEY A. SISK, A SINGLE WOMAN** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **SEILEY A. SISK, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$82,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3** is the current mortgagee of the note and deed of trust or contract lien.

POSTED
AT 2:41 o'clock P M

AUG 20 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Vicky Gaona DEPUTY

Vicky Gaona

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 4, BLOCK 2, OF LOTS 1-9, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS 1-23 & 74-106, BLOCK 4; LOTS 1-34, BLOCK 5 AND LOTS 1-16, BLOCK 6, CROWN POINT ADDITION-PHASE TWO, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 482, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

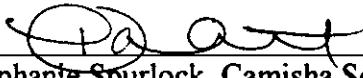
**1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506**

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: August 19, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

Notice of Foreclosure Sale

September 11, 2020

Deed of Trust Tract 1 ("Deed of Trust"):

Dated: July 28, 2016

Grantor: Marco Construction Companies, Inc.

Trustee: Jamie Cook

Lender: First State Bank

Recorded in: Instrument Number 201607687 of the real property records of Wise County, Texas

Legal Description: LOT NO. 3 OF THE BRIDGEPORT INDUSTRIAL PARK AS REFLECTED BY PLAT THEREOF OF RECORD IN PLAT CABINET A, SECTION 217, PLAT RECORDS OF WISE COUNTY, TEXAS.

Secures: Real Estate Lien Note (Adjustable Rate Mortgage) ("Note") in the original principal amount of \$288,000.00, executed by Marco Construction Companies, Inc. ("Borrower") and payable to the order of Lender

Deed of Trust Tract 2 ("Deed of Trust"):

Dated: July 28, 2016

Grantor: Marco Construction Companies, Inc.

Trustee: Jamie Cook

Lender: First State Bank

Recorded in: Instrument Number 201607688 of the real property records of Wise County, Texas

Legal Description: An irregularly shaped parcel of land located in the J. M. Kirkman Survey, Abstract No. 477, Wise County, Texas, more particularly described as follows:

COMMENCING at the intersection of the East line of the J. M. Kirkman Survey and the centerline of the Chicago Rock Island & Pacific Railroad Company's main tract as evidenced, monumented or recorded, and running thence West along said centerline, 1190 feet, more or less, to a point;

THENCE Northeasterly at a right angle to said main tract, 58 feet, more or less, to the point of beginning;

THENCE continuing in a Northeasterly direction as measured at a

POSTED

AT 10:14 o'clock A M

SEP 11 2020

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Kim Griffith DEPUTY

Kim Griffith

right angle from said main tract, 140 feet, more or less, to a point on the South line of State Highway 24;

THENCE North 59°38' West along the curve of State Highway 24, 205 feet, more or less, to a point;

THENCE Southwesterly at a right angle from the centerline of said main tract, a distance of 90 feet, more or less, to a point approximately 58 feet from said tract centerline;

THENCE East 200 feet, more or less, along a line parallel to said main tract to the POINT OF BEGINNING, containing 23,000 square feet, more or less.

Secures: Real Estate Lien Note (Adjustable Rate Mortgage) ("Note") in the original principal amount of \$288,000.00, executed by Marco Construction Companies, Inc. ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 6, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The Southeast porch of the courthouse steps of the Wise County Court House, 101 N Trinity St, Decatur, Texas 76234

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property(s) will be sold to the highest bidder for cash, except that First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust(s).

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust(s). Because of that default, First State Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property(s).

The Deed of Trust(s) may encumber both real and personal property. Formal notice is hereby given of First State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust(s) in accordance with First State Bank's rights and remedies under the Deed of Trust(s) and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure

Sale described above, Substitute Trustee will sell the Property(s) in accordance with the Terms of Sale described above, the Deed of Trust(s), and applicable Texas law.

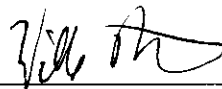
If First State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust(s), but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property(s), if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust(s). For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust(s) by First State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property(s) will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust(s). Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



William Mumaw
1602 Halsell Street
Bridgeport, Texas 76426
Telephone (940) 647-0000
Telecopier (888) 396-6271